

**PLANNING COMMISSION
(DRAFT) Minutes for Regular Meeting of
December 3, 2008**

PRESENT Chairperson Carol Kooistra, Tom Thompson, Jan Deur, Brian Lernowich, Sue Hertel, and Matt Cross.

ALSO PRESENT Zoning Administrator Don Sandel and 5 interested parties.

CALL TO ORDER Chairperson Kooistra called the December 3, 2008 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA **Motion by Jan Deur, second from Tom Thompson, *ADOPTED*, to amend the December 3, 2008 regular meeting agenda under Old Business to move item 4. Neighborhood Commercial v Residential – Update to 1. and to strike from item 2. “Set Public Hearing” and replace with “Update” and accept as amended.**

6 AYES

MINUTES **Motion by Jan Deur, second from Sue Hertel, *ADOPTED*, to accept the November 5, 2008 regular meeting minutes as written.**

6 AYES

PUBLIC COMMENT

None

OLD BUSINESS

1. Neighborhood Commercial v Residential –Update

Chairperson Kooistra explained that subcommittee members who could, those being herself and Commissioner Thompson met with Zoning Administrator Sandel and Zoning Coordinator Garvey to discuss ways to preserve residential rights for homes located in the Neighborhood Commercial District on Whitehall Road and Scenic Drive. After lengthy discussion consensus was that language could be proposed to add existing homes as a use by right which would stop them from having to go to the Zoning Board of Appeals. Commissioner Thompson expressed concern of the current Minimum Front Yard Setback being 50 feet. He believes this should be changed to at least 100 feet. Chairperson Kooistra explained that a subcommittee will be set to further study the Master Plan and Future Land Use Map with Planner Tim Johnson’s help being completed in six (6) months to determine what zoning the Whitehall Corridor is best suited for. Consensus was to take the proposed language under advisement until the January 2009 meeting giving time to clarify if the minimum front yard setback should be 50 or 100 feet.

2. Michigan Planning Enabling Act (MPEA), PA 33 of 2008 effective September 1, 2008 – update

Put on January 2009 meeting agenda to set public hearing.

3 Wind Towers

After Commissioner Deur and Zoning Coordinator Garvey attend a Wind Energy Workshop on December 8, 2008 they will meet with the subcommittee. Commissioner Thompson wants us to discuss if they should be allowed in on lake Districts bottoms. (*Amended at January 7, 2009 meeting*)

4. Duck Lake State Park Zoning – Subcommittee update

The subcommittee met on December 1, 2008. Commissioner Deur dropped off the Blue Lake Owasippe Scout Camp court document for review. Commissioner Thompson provided draft language to be typed and reviewed at the next meeting scheduled for January 5, 2009 at 9:00 a.m.

ADJOURNMENT

**Motion by Jan Deur, second from Tom Thompson, *ADOPTED*,
to adjourn the December 3, 2008 regular meeting at 7:35 p.m.**

6 AYES

Respectfully Submitted,

Sally Garvey, Recording Secretary